

ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, ~~SEPTEMBER 23~~, 2013 OCTOBER 14 (corrected 10/24/13)
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM

Members Present: Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance IV, Ed Dypa, Annabelle Malone, Larry Riley, Bill Wasch
Members Absent: Ryan Kennedy, Ed Monarca
Others Present: Beth Lapin (staff); Ron Organek, Jerry Augustine, Phil Cacciolo (Veterans Museum); Steve June (SP+A); Joe Aresco (MA&M/Aresco Construction); Alex Gecan (Middletown Press)

1.0 OPEN MEETING

Chair Ron Klattenberg opened the Eckersley Hall Building Committee Meeting at 6:06 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the September 23, 2013 minutes, incorrectly listed as August 20 on the agenda. Augie DeFrance made the motion to accept, seconded by Ed Dypa. The vote to approve was unanimous, with one abstention.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report, which included payments to the secretary/assistant, bond counsel fees for the second city bond, and already authorized payments to Advanced Reprographics, the Hartford Courant, Jan Cunningham, SHPO, Eagle Environmental and SP+A. MA&A was added to the encumbered amounts. Ed Dypa made a motion to accept, which was seconded by Annabelle Malone. The vote to approve was unanimous.

Ron distributed a sheet that summarized projected costs and funding sources. He explained the various projected costs that total \$ \$5,718,985 and with adding a \$65,000 transfer for the Military Museum (see New Business) the total would be \$5,783,985. In looking at funding, Ron reviewed the sources, which total \$5,788,686. This would leave a small excess of funds and the bonding from Middletown taxpayers reduced by \$1,343,568. The committee reviewed the seven percent contingency factored in the calculation for the project costs and IT figures; Ed Dypa suggested leaving this as is, and revisit in five to six months.

BUDGET ITEMS

Beth requested an official motion to back up the email approval of a purchase order to Mike's Signs for \$700 to provide the SHPO-required sign. Made by Trevor Davis and seconded by Augie DeFrance, the vote to approve was unanimous.

Pete Tavino submitted an invoice for \$500 for the final part of Phase 2, payable once a drilling contractor had been selected, which Joe Aresco confirmed had occurred. Ed Dypa made the motion to accept, seconded by Annabelle Malone. The vote to approve was unanimous.

SP+A submitted an August invoice for \$3247.50 (75% of Bid Phase), \$1050 (75% of Bid Phase Amendment #1), and \$320 (reimbursable expenses) for a total of \$4617.50. They also submitted an October invoice for \$5956 (8% of Construction Phase) and \$601.96 (reimbursable expenses) for a total of \$6557.96. These two total \$11,175.46. Annabelle Malone made the motion to accept, seconded by Augie DeFrance. The vote to approve was unanimous.

SP+A has also submitted a request for a change order to the purchase order of \$1,500 to cover other reimbursable expenses. The committee decided to wait until the next meeting, after Bob Dobmeier reviewed the request. Beth will discuss with Bob and bring it to the next meeting.

4.0 PUBLIC COMMENTS

There were no comments.

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE

Joe Aresco presented the Construction Schedule, which had been reviewed and approved by the Architect and SHPO. He reported that interior demolition and abatement work had begun. Pete Tavino reviewed the location of geothermal wells and will be there Tuesday on-site with Sima, the drillers, when drilling begins. Beth added that an informative letter was sent to all neighbors on October 10 about the geothermal drilling schedule and patience if the work is noisy.

Joe reported that the construction schedule will be updated next month; the committee was comfortable deferring to Joe to schedule any on-site visitation.

SILVER/PETRUCELLI CONSTRUCTION REPORT

Steve June (SP+A) reported site meetings will be held each Tuesday. The first one was held October 8; Beth will distribute minutes with monthly agendas.

MILITARY MUSEUM DISCUSSION

Ron researched the bond language and met with Finance Department about funding for the military museum. A presentation made prior to the referendum acknowledged \$365K for the military museum based on an estimate presented to Bill Russo (Dir, Public Works) from ModSpace. Ron reminded the committee that the first bond allowed contributions to be made from other sources. However, the second bond, as amended, required that any additional funds reduce the bond amount, and included two key items: (1) removal and/or relocation of the museum and (2) requires tax-exempt status and business plan. The \$300K state funds (Senator Paul Doyle) must be subtracted from the total, which leaves \$65K from the second Senior Center bond. However, Ron pointed out that based on the current project cost estimates as noted above this transfer could be made without jeopardizing the construction funding.

Trevor Davis moved that, assuming the mayor's office had received both the business plan and proof of 501(c)3 status and it is passed by the Common Council, that the Eckersley-Hall Building Committee transfer \$65K to the military museum. Phil Pessina seconded. The vote to approve was unanimous. Phil and Ron will check with the mayor about getting this on the Common Council agenda for next month.

REVISED MEETING SCHEDULE

The committee reviewed the upcoming meeting schedule. Ed Dypa made a motion to meet October 28, November 25, and December 9, seconded by Larry Riley. The vote to approve was unanimous. Beth will cancel any intervening meetings as they come up, in case there is a need to meet. Ron reported that Tom Serra is working with the Common Council to modify the ordinance that established the committee so he (and Phil if not re-elected) can continue on committee after the election.

URGENT BETWEEN MEETING DECISION MAKING

The committee agreed that an email survey would be used to address any urgent items that occurred between meetings. Any decisions would be formalized at the next meeting.

SENIOR CENTER ART

Ron and Phil are on the November 20 agenda for the Commission on the Arts. They intend to explain the art needs for the senior center; Annabelle recommended using some of the seniors' work. Ed Dypa suggested a tribute to Hall and Eckersley and wall plaques for mural and tiles.

CEFIA UPDATE

Ron drafted a letter to Bob Wall, which he sent to Pete Tavino for review. After additional review by Aresco and Steve June, Ron will send it to Bob Wall to complete the Memorandum of Understanding between CEFIA and the City of Middletown and initiate the first installment of money (\$16,500).

7.0 OTHER BUSINESS

There was no other business.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley the vote was unanimous and the meeting adjourned at 7:11 PM.